

Notes on Photo Studio (Non-Urban Reserve and Greenbelt) - Workshop 6/12/04

Visioning Session for June 12th Workshop

What do you want to see in the Non-Urban Reserve (Greenbelt) portion of Coyote Valley?

45 Surveys

- | | |
|--|--|
| <input type="checkbox"/> Walking trails (25) | <input type="checkbox"/> Fountains (8) |
| <input type="checkbox"/> Bicycle paths (21) | <input type="checkbox"/> Community pool (8) |
| <input type="checkbox"/> Pedestrian pathways (21) | <input type="checkbox"/> Kite flying (8) |
| <input type="checkbox"/> Orchards (20) | <input type="checkbox"/> Cemeteries III/II (7) |
| <input type="checkbox"/> Rural residential (20) | <input type="checkbox"/> Camp grounds III/II (7) |
| <input type="checkbox"/> Vineyard (18) | <input type="checkbox"/> Conference center III/II (7) |
| <input type="checkbox"/> Residential vineyard (18) | <input type="checkbox"/> Interpretive centers (7) |
| <input type="checkbox"/> Open space (17) | <input type="checkbox"/> Soccer fields (7) |
| <input type="checkbox"/> Wholesale plant nurseries (17) | <input type="checkbox"/> Active recreation parks (7) |
| <input type="checkbox"/> Restored creek bed (17) | <input type="checkbox"/> Lighted recreation fields (6) |
| <input type="checkbox"/> Restored habitat (16) | <input type="checkbox"/> Softball fields (6) |
| <input type="checkbox"/> Equestrian paths (16) | <input type="checkbox"/> Amphitheater (6) |
| <input type="checkbox"/> Natural lake (15) | <input type="checkbox"/> Clustered residential (6) |
| <input type="checkbox"/> Habitat mitigation (15) | <input type="checkbox"/> Outdoor art (6) |
| <input type="checkbox"/> Bike lanes (15) | <input type="checkbox"/> Mushroom farm (5) |
| <input type="checkbox"/> Picnic areas (15) | <input type="checkbox"/> Fishing (5) |
| <input type="checkbox"/> Community gardens (14) | <input type="checkbox"/> Xeriscape (5) |
| <input type="checkbox"/> Row crops (14) | <input type="checkbox"/> Cultural celebrations (5) |
| <input type="checkbox"/> Natural edge water scape (14) | <input type="checkbox"/> Run/walk races (5) |
| <input type="checkbox"/> Wildlife crossings (14) | <input type="checkbox"/> Band shell (4) |
| <input type="checkbox"/> Farmers markets (14) | <input type="checkbox"/> Art festivals (4) |
| <input type="checkbox"/> Co-op farms (13) | <input type="checkbox"/> Football fields (4) |
| <input type="checkbox"/> Greenhouses (13) | <input type="checkbox"/> Tennis (4) |
| <input type="checkbox"/> Grazing land (13) | <input type="checkbox"/> Banquet facilities (3) |
| <input type="checkbox"/> Bus (13) | <input type="checkbox"/> Skateboard park (3) |
| <input type="checkbox"/> Estates homes (13) | <input type="checkbox"/> Bocce ball (3) |
| <input type="checkbox"/> Specialty farms (12) | <input type="checkbox"/> Day care centers (2) |
| <input type="checkbox"/> Turf farms (11) | <input type="checkbox"/> Parades (2) |
| <input type="checkbox"/> Equestrian facilities (11) | <input type="checkbox"/> Outdoor kiosks (2) |
| <input type="checkbox"/> Dog park (11) | <input type="checkbox"/> Lawn bowling (2) |
| <input type="checkbox"/> Golf (10) | <input type="checkbox"/> Bicycle racing (2) |
| <input type="checkbox"/> Ohlone interpretive center (10) | <input type="checkbox"/> Basketball courts (2) |
| <input type="checkbox"/> Shuttle (8) | <input type="checkbox"/> Taxis (1) |
| <input type="checkbox"/> | |

Environmental

- No new commercial activities
- Perhaps buy out some existing businesses
- Row crops including commercial flowers
- Restrict greenhouses
- Xeriscape as an alternative, area needs additional greenery.
- Existing agricultural use needs to be facilitated.

- What provisions are there for evaluating traffic, etc. impact on Greenbelt property owners?

Flip chart notes:

- No bike lanes mean more paving?
- Consider land use patterns already in place.
- Coyote Valley Greenbelt by County planning office.
- Economics?
- Priorities based on what?
- Entertainment?
- Recreation?
- Who are we deciding for?
- Private vs public recreation
- What happens to Greenbelt with development of Mid-Coyote?
- Public transportation into and out of area.
- High speed rail and links with regional transportation
- No rail, we want low density! Protect habitat!
- Low intrusion public transportation
- 1-acre rural residential development encouraging home vineyards/orchards/animal husbandry.
- Policies and incentives to encourage viable commercial agricultural uses and open space.
- Mushroom farm a high priority.
- No cluster housing
- No ranchette sprawl
- Structured sports fields (at schools only)

How do added amenities affect the habitat (traffic!) e.g. conference center/banquet

- Row crops need packing, cooling and shipping.
- Mushroom farm needs packing, cooling and shipping.

Services

- No services
- Campgrounds along Coyote Creek
- Day care centers, small, for residents

Cultural/Community Facilities

- No cultural or community facilities
- Band shell requires too much parking
- Ohlone interpretive center if small

Housing

- Rural residential – farm workers
- No more housing, perhaps buy out some of the existing homes
- Both Estate homes and Clustered residential would not create a true buffer
- Open space and agriculture are the best options
- Estate homes if house size and paving limited
- Clustered residential if remaining land has conservation easement
- Rural residential, continue existing, but no more permitted
- No residential
- One unit per 20 acres
- 5-acre parcels

Transportation

- Low density
- Shuttle for local service
- No transportation system

Amenities

- Parades, if greenbelt related
- Art festivals, if greenbelt related
- Outdoor art, if rural related
- Cultural celebrations, if rural related
- Outdoor kiosks, if rural related

Recreation

- No recreation
- We need to protect habitat
- Most of these are urban related and require parking areas
- Bicycle racing, if on road passing through
- Picnic areas along Coyote Creek
- Kite flying along Coyote Creek

General comments:

- Any of these features are non-economical as far as the property owners are concerned.
- Leave Greenbelt undeveloped – no new activities that require more traffic.
- Properties in Greenbelt area and not in City, a one time zoning change to 5 acre parcels.
- This development creates an opportunity to provide sewage service to Greenbelt businesses and residences as the Greenbelt septic systems are failing.

**Notes on Photo Studio (Neighborhoods in Coyote Valley) - Workshop
6/12/04**

Visioning Session for June 12th Workshop

What do you want to see in the Neighborhoods of Coyote Valley?

29 Surveys

- | | |
|--|--|
| <input type="checkbox"/> Tree lined streets (20) | <input type="checkbox"/> Senior center (9) |
| <input type="checkbox"/> Picnic areas (18) | <input type="checkbox"/> Service stations (9) |
| <input type="checkbox"/> Grocery stores (18) | <input type="checkbox"/> Farmers market (9) |
| <input type="checkbox"/> Elementary schools (17) | <input type="checkbox"/> Urban gathering places (9) |
| <input type="checkbox"/> Single family detached units (16) | <input type="checkbox"/> Football fields (8) |
| <input type="checkbox"/> Walking trails (15) | <input type="checkbox"/> Apartments (8) |
| <input type="checkbox"/> Bicycle paths (15) | <input type="checkbox"/> Shuttle (8) |
| <input type="checkbox"/> Town homes (15) | <input type="checkbox"/> Bocce ball courts (7) |
| <input type="checkbox"/> Neighborhood parks (14) | <input type="checkbox"/> Plant nursery (7) |
| <input type="checkbox"/> Day care (14) | <input type="checkbox"/> Fine dining (7) |
| <input type="checkbox"/> Fire stations (14) | <input type="checkbox"/> Fixed-rail transit (7) |
| <input type="checkbox"/> Casual dining (14) | <input type="checkbox"/> Fountains (7) |
| <input type="checkbox"/> Assisted living facilities (14) | <input type="checkbox"/> Single family estates (7) |
| <input type="checkbox"/> Bike lanes (14) | <input type="checkbox"/> Offices of physicians & dentists,
etc. (6) |
| <input type="checkbox"/> Soccer fields (13) | <input type="checkbox"/> Private schools (6) |
| <input type="checkbox"/> Police substations (13) | <input type="checkbox"/> Convenience retail centers (6) |
| <input type="checkbox"/> Senior housing (13) | <input type="checkbox"/> Personal transit (6) |
| <input type="checkbox"/> Small pocket parks (12) | <input type="checkbox"/> Outdoor art (6) |
| <input type="checkbox"/> Religious facilities (12) | <input type="checkbox"/> Equestrian paths (5) |
| <input type="checkbox"/> Condominiums (12) | <input type="checkbox"/> Skate board park (5) |
| <input type="checkbox"/> Affordable housing (12) | <input type="checkbox"/> Fast food (5) |
| <input type="checkbox"/> Community pool (11) | <input type="checkbox"/> Bowling alley (5) |
| <input type="checkbox"/> Nursery schools (11) | <input type="checkbox"/> Home improvement center (5) |
| <input type="checkbox"/> Sidewalk cafés (11) | <input type="checkbox"/> Taxis (5) |
| <input type="checkbox"/> Art festivals (11) | <input type="checkbox"/> Competitive swim facility (5) |
| <input type="checkbox"/> Dog park (10) | <input type="checkbox"/> Cultural celebration (5) |
| <input type="checkbox"/> Adult education (10) | <input type="checkbox"/> Nature areas, interpretive centers
(4) |
| <input type="checkbox"/> Library (10) | <input type="checkbox"/> Lawn bowling greens (4) |
| <input type="checkbox"/> Jr. High schools (10) | <input type="checkbox"/> Community college (4) |
| <input type="checkbox"/> Skilled nursing facilities (10) | <input type="checkbox"/> Auto repair services (4) |
| <input type="checkbox"/> Bus (10) | <input type="checkbox"/> Fishing (3) |
| <input type="checkbox"/> Farmers markets (10) | <input type="checkbox"/> Bicycle racing (3) |
| <input type="checkbox"/> Pedestrian promenade (10) | <input type="checkbox"/> Hotel/motel (3) |
| <input type="checkbox"/> Natural or formal water edges (9) | <input type="checkbox"/> Kite flying (3) |
| <input type="checkbox"/> Basketball courts (9) | <input type="checkbox"/> Outdoor kiosks (3) |
| <input type="checkbox"/> Tennis courts (9) | <input type="checkbox"/> Parades (3) |
| <input type="checkbox"/> Softball fields (9) | <input type="checkbox"/> Auto dealer (0) |
| <input type="checkbox"/> High schools (9) | |
| <input type="checkbox"/> Health clinics (9) | |
| <input type="checkbox"/> | |

Recreation

- *Athletic fields, multi-purpose*

Services

- Fire stations adequate for services and response times
- Police substations, many
- YMCA

Cultural/Community Facilities

- Performance space
- Exhibition space
- Rehearsal space
- Studio space
- Art centers/performance

Community Services

- None

Housing

- No apartments
- No condominiums

General comments:

Get real – these photos are completely misleading. There are no photos of highrises, 7-10 story buildings. These were the type of buildings show in the design studio. Of course, the photos presented are lovely. Of course the photos are what every neighborhood would like. These photos don't represent the Coyote Valley Specific Plan.

- We prefer high density in neighborhoods. 4-6 story town homes/lofts.
- DO NOT DEVELOP COYOTE VALLEY
- No more than 2-story buildings

Flip chart notes:

- Do we have to drive to stores?
- Children a priority (day care/schools)
- Transit a priority
- Facilitate "opposite traffic" (reverse commute)
- Water transit? (Ferry system)
- Affordable housing/transit/mixed-use
- No one picked a gas station? Let's add one.
- No low priorities.
- What's the difference between neighborhoods and communities?
- How many people in an area like Willow Glen? Want ot get an example or comparison.
- The other groups did not tell us low could = no. (pictures that remain on original board)
- No pictures depict density (high)
- Lots of water
- Which photos depict "smart growth"?
- Public facility like YMCA
- Bike paths (not same as bike lanes in streets)
- Pedestrian connections
- The more information we (public) have, the more comfortable we can be.
- What about density? (how can we comment about density?)
- With 25,000 residences – how many high schools is that?

- What's a pocket park?
 - We want high-rise photo (want more density than pictures depict).
- Need more (variety) sports fields and combined with school grounds.

Notes on Photo Studio (Community Core) - Workshop 6/12/04

Visioning Session for June 12th Workshop What do you want to see in the Community Core of Coyote Valley?

27 Surveys

- ☐ Pedestrian promenades (20)
- ☐ Libraries (20)
- ☐ Sidewalk cafes (20)
- ☐ Casual dining (19)
- ☐ Outdoor cafes (19)
- ☐ Farmers markets (19)
- ☐ Fountains (18)
- ☐ Seating areas (18)
- ☐ Formal water scapes (16)
- ☐ Art festivals (17)
- ☐ Night Fine dining (17)
- ☐ Grocery store (16)
- ☐ Retail stores (16)
- ☐ Mixed-Use (residences above retail) (16)
- ☐ Performing arts center (15)
- ☐ Movie theaters (15)
- ☐ Condominiums (15)
- ☐ Bike lanes (15)
- ☐ Fountains (15)
- ☐ Outdoor art (15)
- ☐ Offices of physicians & dentists, etc. (14)
- ☐ Medical clinic (14)
- ☐ Police sub-station (14)
- ☐ Fire stations (14)
- ☐ Museums (14)
- ☐ Nightclubs (14)
- ☐ Bus (14)
- ☐ Shuttle (13)
- ☐ Community college (12)
- ☐ Amphitheater (12)
- ☐ Natural edge water scapes (11)
- ☐ Day care (11)
- ☐ Art galleries (11)
- ☐ Apartments (11)
- ☐ Senior housing (11)
- ☐ Cultural celebrations (11)
- ☐ Elementary schools (10)
- ☐ High schools (10)
- ☐ Playhouse (10)
- ☐ Community centers (10)
- ☐ Fixed-rail transit (10)
- ☐ Hospitals (9)
- ☐ Jr. high schools (9)
- ☐ Hotel/motels (9)
- ☐ Banquet facilities (9)
- ☐ Town homes (9)
- ☐ Personal transit (9)
- ☐ Swim lagoon (8)
- ☐ Band shell (8)
- ☐ Community pool (8)
- ☐ Run/walk race (8)
- ☐ Lakes for boating (7)
- ☐ Senior Center (7)
- ☐ Canals (6)
- ☐ Nursery schools (6)
- ☐ Convenience retail (6)
- ☐ High rise (6)
- ☐ Taxis (6)
- ☐ Outdoor kiosks (6)
- ☐ Lighted athletic field (6)
- ☐ Rowing (5)
- ☐ Vocational training (5)
- ☐ Private schools (5)
- ☐ Competition swim facility (5)
- ☐ Fast food (5)
- ☐ Home improvements centers (5)
- ☐ Parades (5)
- ☐ Bowling Alley (4)
- ☐ Short term residency shelter (4)
- ☐ Bowling alleys (4)
- ☐ Fishing (3)
- ☐ Skilled nursing homes (3)
- ☐ Skating rinks (2)
- ☐ Auto dealers (1)
- ☐ Kite flying (0)

Services

Domestic violence agency

Cultural/Community Facilities

*Band shell, small performance,
open air*

Community Services

Ethnic diversity in retail

No auto dealers

No home improvement centers

No fast food

Housing

Affordable housing

Recreation

Traffic calming

De-emphasize parking

Flip Chart Notes:

- Schools low priority (less children in urban core).
 - Schools high priority (kids should not have to be bussed to school).
 - No big business or office concentration
 - High-speed rail planning important (plus links with regional transit).
 - Mixed-use housing
 - Small business/services
 - No big box retail
 - High priority
 - Affordable housing: very low income mixed with market rate
 - YMCA somewhere on transit
 - Low priority
 - Full acute care hospital not needed.
 - Police substation outside of core area.
 - How does this exercise relate to the "block exercise" in the other room? (does not relate to density)
 - Should doctors be in neighborhood?
 - I just bought property here and had not heard about this.
 - Urban transit connector
 - Underground transit
 - Community centers
 - In town high density housing
 - Parks, recreation facilities
 - Retail
 - Jobs/housing balance
 - Housing choices for all incomes – high priority
 - Bike paths (not streets) – high priority
- There is a temptation to put everything desirable in the core. Some of these probably are more appropriate in neighborhoods.

Notes on Design Alternatives -Workshop 6/12/04

Notes from June 12, 2004 Community Workshop – Concept Studio Table B

TRANSIT SPINE

- All three groups tended to agree with the loop concept – that it made most sense.
- At least two groups mentioned that the loop spine should be bi-directional to work well.
- The loop should be completed as a system instead of a phased approach with just a segment completed.
- Transit as an alternative was a positive since 101 was congested.
- VTA light rail system should not stop at Bailey but should connect further south into Morgan Hill and beyond.

CALTRAIN STATION

- There should be more than one stop along the length of the development.
- The Caltrain location in proximity to the town center made sense.

CONNECTIONS

- It was important to maintain direct north south connections – ie. Santa Teresa alignment should be direct and not wind around the town center.
- There was a lot of positive input to have inter-connected bike and pedestrian pathways throughout the community.

TOWN CENTER

- The Town Center location should move further south to be "centered" in the community.
- If the Town Center is more of a regional draw, the current location made sense.
- The Town Center should include an outreach center of City Hall, post office, entertainment, retail and plenty of restaurants.
- The Town Center should include a regional library, museums and other attractions.

LAKE

- The concept of a water element appealed to everyone.
- There were discussions about the maintenance of the water body, details of where the water was coming from....
- The lake design should ensure that the when the water level was low, the lake was still visually appealing.
- While the idea of a lake was appealing, there was some discussion on the idea of not having the lake be the "town center" or to have a combination of the lake and a large community green space as the town center.

COMMUNITY AMENITIES

- Community amenities should be co-located with schools in the neighborhoods. Play fields, community centers and libraries should be shared amenities between schools and the community.

PARKWAY

- As a concept, was a great idea. There were questions about the number of lanes and other details.
- Make sure there was enough capacity in the future to expand lanes as needs increase.
- The parkway alignment that runs behind IBM and away from Bailey functions better in dispersing traffic and maintaining Bailey as a neighborhood street connecting to the community core.
- The parkway should include a separate bike lane adjacent to the parkway.

FISHER CREEK

- There was consensus that there was no disagreement on the third alternative as the preferred alternative (there were comments that during the presentation, it was set up as the preferred alternative).
- Fisher Creek in its "natural" state has a lot of appeal.
- There were several questions about the details of the improvement and processing.
- Water as a central theme in Coyote was appealing.

LAND USES

- A range of densities should be included.
- Clear separation between industrial and residential
- Mixed use buildings at 4 stories appropriate for areas between industrial/commercial and residential

OTHER ISSUES

- Cost
- Who pays?
- Phasing of development/transit
- Maintenance
- North Coyote development – what kinds of industrial/commercial are we anticipating?
- Greenbelt area should be included in the planning process

K E N K A Y A S S O C I A T E S

June 14, 2004

Notes from June 12, 2004 Community Workshop Concept Studio - Table "C"

Transit Spine:

Alternatives to automobile made sense.
Specific routes hard to judge. Should follow development and density.
Multi-use with VTA.
Connectivity with areas outside Coyote Valley seems logical.
Electric cars came up.

Cal Train Station:

Station seemed in the right spot-community center.
Light rail and Cal Train stations could be closer, perhaps one station.

Parkway:

Seemed appealing.
Questions about what it was; lanes, pedestrians, bio-swales, habitat corridor.
Issue of Timing; "Creative ROW Management."

Fisher Creek:

No support for existing Fisher Creek.
"Restored" creek idea strong.
Questions about how it all worked, i.e., dry in summer, multi-uses such as recreation and habitat, flood control, storm water management.

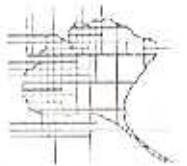
Focal Lake:

Strong idea-more than central park. Location good.
Questions about uses; boats, swimming, storm water management.
Big question; where does the water come from, how does it work.

Water Features/Canals:

Interesting idea.
Lots of thoughts about uses along edge. Urban and soft both discussed.
San Antonio River Walk came up about a lively concept.

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Connections between east and west sides of Monterey Ave.

Extreme range from expand parkway to high-rise density.

Access seen as priority for pedestrians. Overpass maybe better than under.

Land Uses:

Hard for people to say where one use should go.

Mixed-use made sense to most.

Activate communities and neighborhoods 2-4-7

Meta Issues

Lots of questions as to how things worked.

Timing, phasing what gets built when.

Cost, how is it all paid for, and can all the big ideas be paid for.

Approvals, agreements, especially agencies.

Submitted by

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